



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
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Mr G Eggins  
Hillside Farm  
South'ard  
Bryher  
Isles of Scilly  
TR23 0PR

Email only: [hillsidefarmbryher@gmail.com](mailto:hillsidefarmbryher@gmail.com)

30<sup>th</sup> July 2021

Dear Mr G Eggins,

<b>REFERENCE</b>	P/21/057/AGD
<b>DEVELOPMENT PROPOSED:</b>	Application for determination whether prior approval required for the erection of an agricultural building for use as machinery workshop and storage of animal feed.
<b>LOCATION:</b>	Hillside Farm, South'ard, Bryher, Isles of Scilly, TR23 0PR

I refer to your submission under Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 with respect to the above proposed development, validated on 12<sup>th</sup> July 2021.

This development cannot to be permitted under the above Order, for the following reason:

1. Whilst the proposed development does fall within the parameters of permitted development as defined in Class A of Part 6, Paragraph A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Local Planning Authority removed all agricultural permitted development rights in 1975 through the designation of an [Article 4 Direction](#). Consequently, the site does not benefit from agricultural permitted development rights and all agricultural buildings require full planning permission.

You must instead apply for Planning Permission for the proposed building. The relevant form can be found online via the [Council's Planning webpages](#) (form number 04). Because you appear not to have been aware of the removed permitted development rights, and as the fee is the same, we can carry over the fee already paid for this prior approval application. You will need to provide full plans and details of the proposed building and ensure you submit a completed [Local Validation Checklist](#) to accompany your application. This sets out all local planning information requirements, including the need to address issues such as site waste management and biodiversity enhancements.

Yours sincerely

**Lisa Walton** MRTPI  
**Chief Planning Officer**

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